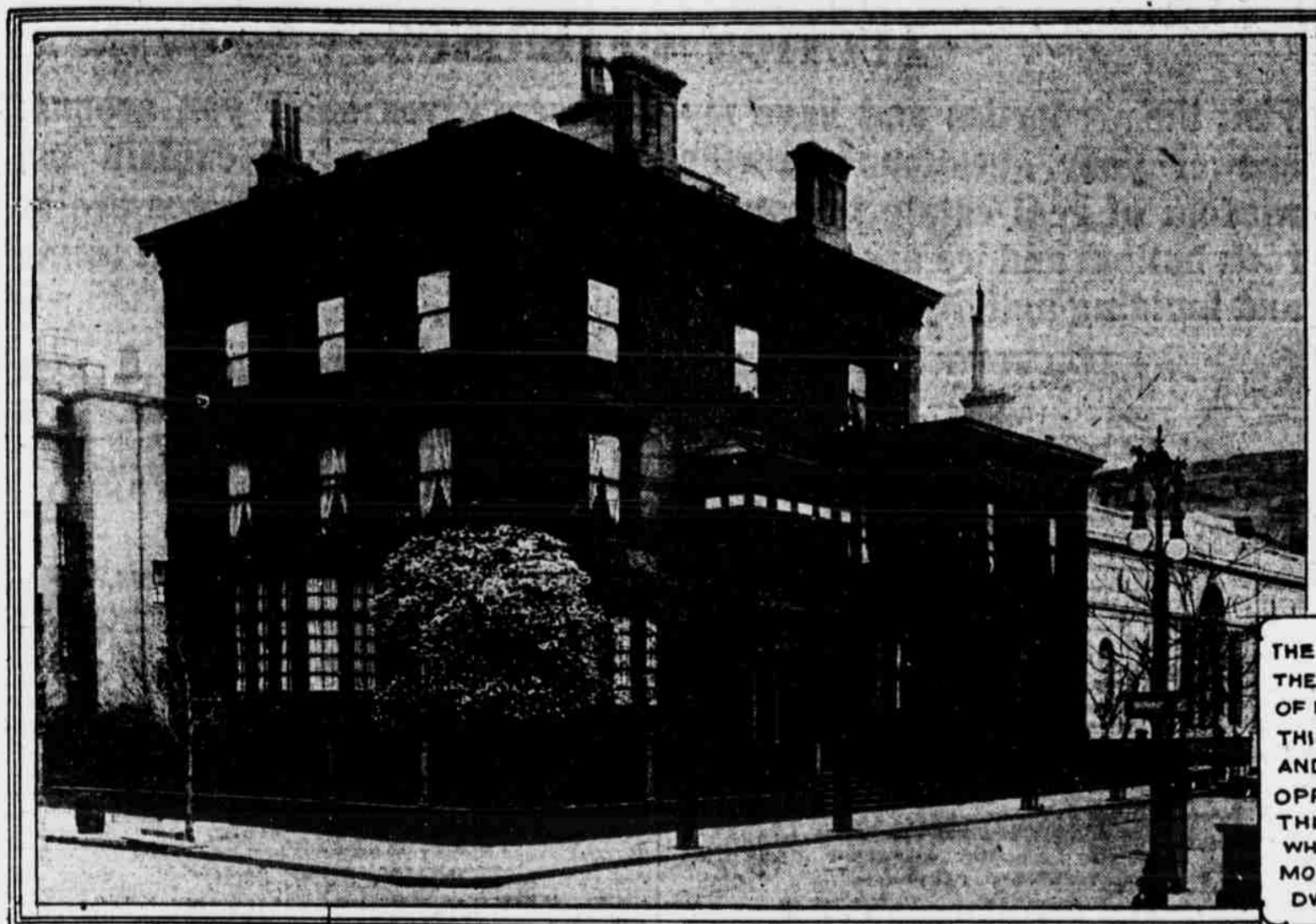
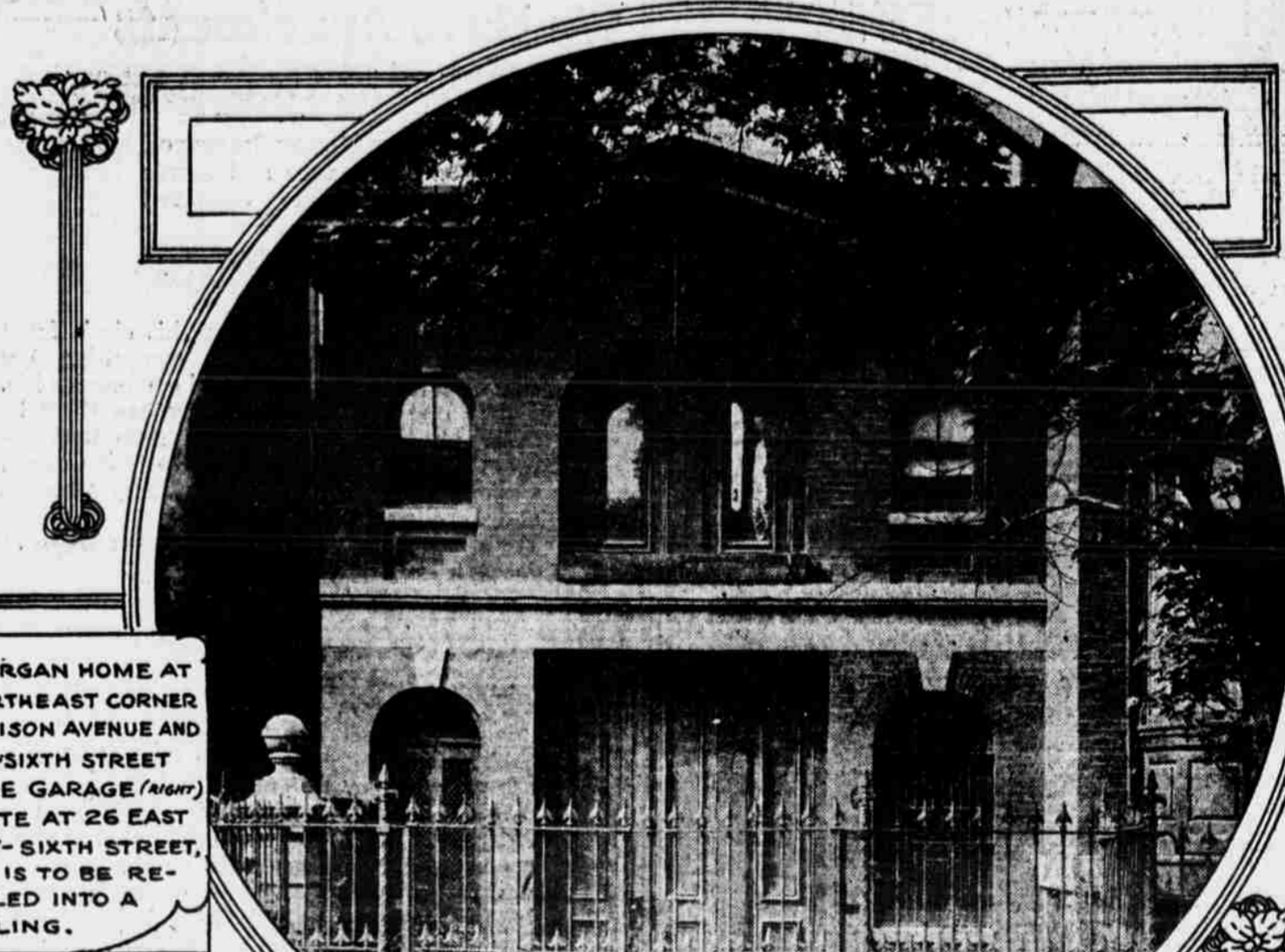


NEW YORK, SUNDAY, JUNE 22, 1919.—Copyright, 1919, by the Sun Printing and Publishing Association.

## WEALTHY PHILADELPHIAN PLANS TO MAKE HIS HOME IN A REMODELLED GARAGE OPPOSITE MORGAN RESIDENCE



THE MORGAN HOME AT THE NORTHEAST CORNER OF MADISON AVENUE AND THIRTY-SIXTH STREET AND THE GARAGE (RIGHT) OPPOSITE AT 26 EAST THIRTY-SIXTH STREET, WHICH IS TO BE REMODELLED INTO A DWELLING.



### Joins New York's Fast Increasing Colony of "Stable Studio" Dwellers—Another Evidence of City's Housing Shortage

By HARRIET Sisson GILLESPIE.

One of the most significant evidences of the critical home shortage existing in New York came to light a few days ago when it was announced that J. Kearsley Mitchell of Philadelphia had leased the garage at 26 East Thirty-sixth street, in the shadow of the Morgan residence. After alterations Mr. Mitchell will occupy the garage as a home. This fact, interesting as it is in other ways, only serves to emphasize more strongly than ever the extremity of the present living situation in the city where apartments are not to be had for love or money and houses in desirable localities are equally difficult to obtain.

The acquisition of stable studios by artists and others of similar tastes is by no means new. For the fame of Macdougall Alley with its quaint little street of low brick and stone dwellings, has long been told in song and story. But these and other remodelled stables about town have, for the most part, been architectural waifs, little old structures left behind when the neighborhood changed and the families who once used them moved away into more fashionable quarters.

Mr. Mitchell's venture, however, marks an innovation for the smart residential section has, for the first time, been invaded by the stable studio and the latter has risen to the heights of high society, for this section of Murray Hill has always been and still is one of the exclusive residential districts of New York. While business has huffed it closely and its privacy has been seriously threatened at times by various enterprises, its seclusion has always been jealously guarded by the old families living thereabouts, and none more strenuously than the late J. Pierpont Morgan and his son.

Just back of the J. Pierpont Morgan home, at the northeast corner of Madison Avenue and Thirty-sixth street, is the fine granite structure erected by the financier to house his large and valuable collection of books, an ornament to the street. Further down the block at 27 East Thirty-sixth street lives Mrs. Herbert Satterlee, and directly opposite, adjoining the garage of the old Mason home, is the home of Gerald L. Hoyt. The old De Lamar home is not far away, and many other handsome resi-

dences, still owned and lived in by the families who built them, occupy sites close at hand.

Mr. Mitchell, who is connected with the Philadelphia Rubber Works, is a son-in-law of E. T. Stotesbury of Philadelphia. He is planning extensive alterations to the garage property he has just leased through Douglas L. Elliman & Co. The possibilities inspired by Mr. Mitchell's purchase which sprung up in the minds of home-seekers resulted in a flood of inquiries being directed to the Elliman office. Mr. Elliman was unfortunately, however, able to see little hope of relief from this quarter for distracted house hunters.

"I can," he said, "see little or no opportunity for an extensive use of stables as homes, for the zoning law makes it necessary to put buildings of this type in more or less inaccessible places. With the almost universal use of automobiles, too, the number of sta-

bles in New York is rapidly decreasing. According to a census recently made public by the Sanitary Bureau of the Health Department they have decreased nearly 25 per cent. in the greater city during the past two years.

"There are of course still many isolated stables and garages that may be rented for dwellings. We have many examples, too, and very delightful ones, of what people have been able to do in transforming stables into homes. An interesting one is that at 153 East Sixty-third street, between Lexington and Third avenues—the old Drexel stable—which was rebuilt by Cyril Hatch, who married Barbara Rutherford, a daughter of Mrs. William K. Vanderbilt, and is still occupied by him as a dwelling.

"The northeast corner of Sixty-fifth street and Park avenue was, I have been told, a stable. The late John Mervin Carrere of Carrere & Hastings took hold of it and turned it into a house.

It is now occupied by Mrs. Gifford Cochran. I sold it for Mr. Carrere to John Sherman Hoyt, then Mr. Hoyt sold it to Mr. Cochran. As to the cost of remodeling a fairly modern stable, I should say a man may be expending \$10,000 turn it into a very decent house.

"We are facing a peculiarly stringent condition in the realty market to-day, but a good many of the tales you hear are exaggerations. One woman who can't find a place to live tells another and the story goes on in this merry way, with embellishments, of course, and soon the impression is created. There is no doubt but that there is a scarcity of living quarters for the moment, but it is still possible to buy a house at a reasonable figure so that, with interest and taxes, the rental is a very modest one.

"It is impossible to rent a house at \$1,000, and yet you can buy one and live with an overhead expense of \$1,000

in a respectable neighborhood, with the subway only two blocks away and with in fifteen minutes of Wall Street. In certain sections near Third avenue you can get a house, say, for \$13,000, where the rent will represent a very modest sum. Five thousand may be put down and the rest carried on a mortgage. I want to emphasize this point and state that there is a refuge for the purchaser, the general impression to the contrary notwithstanding. It isn't at all necessary for people to throw up their hands and say they can't live in New York, for it is wholly possible."

During the period of alterations on his remodelled garage Mr. Mitchell has sublet an interesting stable studio in Sniffen Court, which, by the way, is New York's most recent and picturesque accession to the ranks of artists' quarters of this type. Tucked off in a little lane by it, self on Thirty-sixth street near Third avenue, it is, for the most part, passed

by unnoticed. It is the sort of thing that F. Hopkinson Smith would have revealed in and written of and illustrated in his own delightful way.

It is just a scrap of a place, the entire "court" measuring in length but little more than the width of the street, but it has character all its own. On either side the cobbled driveway are ranged some six or eight converted stables, done over just sufficiently to make them habitable and attractive. In the group is the Comedy Club, and the rest are occupied by artists, a sculptor and a small coterie of army and navy folk. Miss Malvina Hoffman, the sculptor, is given credit for "discovering" Sniffen Court.

Like a little bit of home in the glimpse one gets from the street, for the front of some of the buildings have been given a coat of green paint; others have been fitted with window boxes filled with gay flowers. Here and there a highest brass knocker reflects the tendencies of the occupants, and low awnings give a holiday aspect, which is reflected in the youngsters playing on the pavement. The interiors are equally picturesque, consisting usually of one big room on the ground floor with a fireplace, a kitchenette, and a mezzanine floor divided into sleeping quarters, maid's room and bath. They rent from \$1,200 up to \$2,500.

Aside from Washington Mews and Macdougall Alley there are several instances in the Washington Square section where artists and others are living in rebuilt stables. In West Ninth street just off Fifth avenue the stable belonging to the De Rhams is now occupied by an artist as a work shop and home. At 23 Charlton street Gardner Hale, a sculptor, and his wife, a writer, live. Mrs. Harry Payne Whitney's studio at 8 West Eighth street is one of the best examples of efficient planning

shown in this type of remodelled building, for beside a large studio there are innumerable other rooms suitable for the many exhibitions of the work of young artists whose interest Mrs. Whitney so generously furthers. The house has a plain but smart facade, with no attempt at extraneous decoration such as has been attempted in these places occupied as homes as well as as studios.

Considerable speculation is being indulged in by artists in this section as to what disposition will be made of the stable fronting on Macdougall Alley that belongs to the property at 21 Washington Square North, just purchased by Julia Marlowe. It is somewhat more interesting than many, as it was once used as an observatory and the astronomical features are still retained. The building is in good repair and will permit of rather extensive remodeling.

In East Nineteenth street, in the vicinity of the "Block Beautiful," are several old stables that have been built over or dressed up a bit to give them an individual expression and are occupied variously by artists, composers and writers. The decorative possibilities lying within the range of the artistic person seeking to fix over one of these relics of old New York are very great.

A simple but catholic taste, with a sense of the eternal fitness of things, is about all that is necessary, for the main element in the stable studio is comfort, and that is supplied by the large room opening by wide double doors off the street and the hospitable fireplace invariably built in to heat it. One of the simplest arrangements is to have a mezzanine floor with cubicles or bedrooms as the case may be. There are naturally disadvantages in the remodelled stables, particularly where but money is spent in alterations, but its most delightful feature undoubtedly is the chance it gives to dispense with the elevator to the habitable, it is a waste and the landlord and all the stereotyped ceteras that go to make conventional flat life in New York now so infinitely trying.

largest manufacturers of these buildings, erected forty-one houses. A great many have been purchased and erected by residents of New Jersey and Long Island towns.

The advantage of these structures was first demonstrated in the erection of United States Government Hospital No. 1, which stands on Gun Hill road, New York. Here thirty-four buildings and a half mile of covered passageway were erected by the aforesaid company in 1916, and have housed wounded soldiers since the outbreak of war.

The cost of these buildings ranges from \$200 to \$1,500 according to the size, and from the number which have been sold during the last three months they appear to offer one of the best solutions to the housing problem.

TRANSACTIONS IN PASSAIC, N. J.  
Swenson Bros. of Passaic, N. J., have sold the three story brick building at 49 and 51 Lexington avenue, Passaic, consisting of stores and living apartments to Alfred Lederer and Emil Moskowitz for \$40,000. The property covers a plot 50x100 feet. Other recent sales in the immediate vicinity include the Rialto Theatre building, 33 to 37 Lexington avenue, purchased by Harry Meyers from Max Slaff for \$37,000, and the three story brick building, at 56 to 58 Lexington avenue, bought jointly by Harry Stein and Emil Moskowitz for \$55,000.

PORTABLE TYPE OF BUNGALOW POPULAR  
Has Helped to Solve Problem of High Rents.  
A great number of people are finding the solution to the problem of high rents in the purchase of what are called portable bungalows. This name is somewhat misleading, however, as these buildings are suitable for use during the entire year and are after erection the equal of any "built to order" house. These buildings are made in sections of convenient size, which enables the purchaser to erect them within twenty-four hours without the aid of experienced mechanics.

Rebuilt Homes of Same Type to Be Found in Many of City's Picturesque Quarters—Sniffen Court Is Popular With Artists

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### STAFF OF C. F. NOYES CO. SHARES PROFITS

#### Firm's Business Shows Great Increase Over Past Years.

Business aggregating \$33,968,581 was transacted last year by the Charles F. Noyes Company. Every one of the fifty employees shared in the profits with Mr. Noyes as his eighth annual cooperative division of profits was made a few days ago. All were remembered, from the office boy right up. This company was probably the first in the real estate field to be placed on a strictly cooperative basis, and the rapid and increasing growth of the organization is attributed to the wonderful spirit of cooperation that prevails in every department. Warner & McGraith, public accountants, certified that the gross business for 1919 was 316 per cent. of that in 1914 and 137 per cent. of the preceding year. Its agency business was 190 per cent. of that five years ago and 117 per cent. of that of 1918; renting department, 200 per cent. of 1914 and 138 per cent. of 1918; selling department, 100 per cent. of 1914 and 140 per cent. of 1918; and the mortgage department showed the greatest gain of all, the business for 1919 being ten times greater than that of 1918 and 570 per cent. of 1914. The fiscal year of the company ended April 30.

### SHOP GIRLS TO HAVE HOTEL HOME SOON

#### Structure on West 34th Street Will Be Largest of Its Kind in World.

The largest and most comfortably fitted apartment hotel in the world for unmarried shop workers will soon be erected at 415 to 423 West Thirty-fourth street. It will be known as the Webster Apartments, and it will be built and maintained from a fund of \$500,000 left by Charles Bertram Webster, who from 1879 to 1896 was head of the R. H. Macy Company. The will of Mr. Webster, died soon after his death in March, 1916, directs that the institution be conducted so that the room and dining rates shall be high enough merely to defray the cost of its maintenance.

### COMMITTEE CHANGES DATE OF EXPOSITION

#### "Own Your Home" Show Will Be Held in September.

To such proportions has the "Own Your Home" campaign grown that it has exceeded the expectations of those who were vitally interested in it. To further the campaign movement it was decided last Thursday at a meeting of the general committee of the "Own Your Home" exposition to extend the date of the affair, as well as add stimulus can be given to the campaign and the scope of the exposition will be held in the army September 6 to 13.

### PORTABLE TYPE OF BUNGALOW POPULAR

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